



## MEMORANDUM

TO: Chair and Members of the Environmental Commission

FROM: Virginia Collier  
Planning and Zoning Department

DATE: May 6, 2019

RE: Austin Green Improvement District No. 1, Petition for City Consent to Creation (C12M-2018-0005)

GroundWork, representing Martin Marietta Materials, Inc., submitted a petition requesting the City's consent to the creation of the Austin Green Improvement District No. 1 (formerly Rio de Vida Municipal Utility District). The District includes 2,126.25 acres primarily located at the intersection of State Highway 130 and Harold Green Road in the Austin extraterritorial jurisdiction (ETJ) in eastern Travis County, Texas. This property is situated along a three mile stretch of the Colorado River in the Elm Creek Watershed and the Colorado River Basin. The entire property is currently an active sand and gravel mining site. A location map showing the boundaries of the district relative to city jurisdictions is attached.

### **District Proposal**

Special legislation approved during the 2017 Legislative Session created the District and provides that if the City does not consent to the District before February 14, 2020, the District will dissolve on that date. The purpose of the District is to finance improvements to prepare the site as it transitions from a mining operation into a major Town Center as envisioned on the *Imagine Austin* Growth Concept map. The District will issue bonds to pay for infrastructure for water and wastewater service, drainage, water quality/floodplain mitigation, erosion control, site reclaiming, roads, electrical sub-station, and parks.

In addition to the petition requesting City consent to the creation of a District, a PUD zoning application (C814-2018-0154) has been filed for this property and a concurrent review of the zoning application is underway. Future development will include a mixture of proposed land uses including a variety of compact housing types and commercial developments, connected street and trail improvements, accessible park and open space and other key community

benefits consistent with the values of *Imagine Austin*. Specific to environmental benefits, approximately 33% of the project area will be preserved for open space and parks with much of the parkland and open space network located along the Colorado River, providing recreational and ecological functions. Additional parks, open space and regional retention along Elm Creek will aid in addressing regional floodplain challenges. Further details will be included in the PUD zoning ordinance as more information about the proposed development becomes available.

### **City Review Process**

The City Code review process for new Districts requires staff, boards, and commissions to review the application and submit a compiled report to City Council. Under the City's adopted Policy, Resolution 20110217-030, requests for consent to creation of a water district shall be evaluated according to the following criteria:

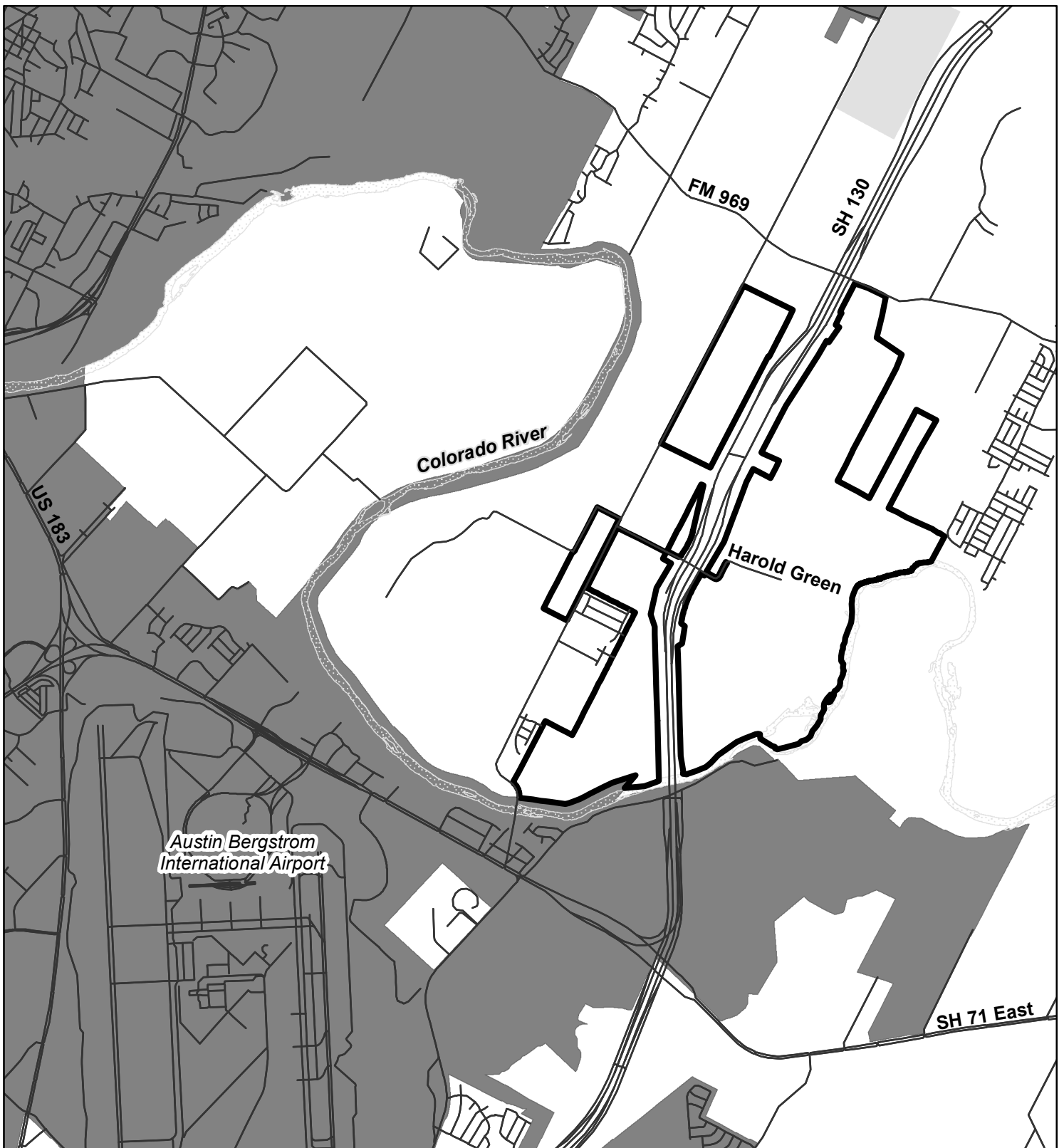
- Benefits to the City exceed those that would result through the standard development process or other types of districts
- Commitment to provide superior development
- Adherence to the City's comprehensive plan
- Provision of extraordinary public benefits including environmental improvement, affordable housing, community amenities, connectivity with other city infrastructure, open space, school sites, public safety sites, and public transportation infrastructure
- City land use control
- Water and wastewater service provided by the City of Austin
- Developer will contribute a portion of infrastructure without reimbursement by the District or the City
- District financing allows City to redirect CIP funds to other high priority needs
- Will not impair the City's future annexation of the District or adjacent property, or impose costs not mutually agreed upon, and
- Located entirely in the City's ETJ

### **Recommendation**






Staff recommends City Council approve a Consent Agreement and Strategic Partnership Agreement for the Austin Green Improvement District No. 1. The District, the City, and the community in general will benefit from the construction of public improvements financed by District bonds. Superior development consistent with the City's comprehensive plan can be

achieved through the extension of City zoning and development regulations following limited purpose annexation. Austin Water will be the sole provider of retail water, wastewater, and reclaimed water services

If you have any questions or need any additional information, please contact me at (512) 974-2022.



## C12M-2018-0005 Austin Green Improvement District No. 1

-  Austin Green Improvement District No. 1
-  Austin Full Purpose
-  Austin Limited Purpose
-  Austin ETJ
-  Lakes

0 0.5 1 Miles



This product has been produced by the Planning and Zoning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness. This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

City of Austin  
Planning and Zoning Department  
May 2019

